Karen Johnson
Batch # 1457822
08/11/2026 10:26:10 AM
Fees: $13.00 Taxes: $5,550.00
Davidson County
DEEDWARR
2 pgs
20260811-0073838

Warranty Deed

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me this the 10th day of August, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donaldson Gray Williams Jr. and Emma Nosseir	NEW OWNER	118 05 0 035.00
1107 Clayton Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID RAYMOND MILLER, TRUSTEE OF THE 1107 CLAYTON TRUST DATED MAY 20, 2025**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALDSON GRAY WILLIAMS, JR., AND EMMA NOSSEIR, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 20 and the Easterly 35 feet of Lot No. 21 on the Plan of a Subdivision of the South Part of Dr. L.G. Noel's Property, of record in Plat Book 547, Page 105, Register's Office for said County.

Said part of said Lots Nos. 20 and 21 adjoin and fronts together 75 feet on the Southerly margin of Clayton Avenue and extends back between 140 feet to a dead line.

Being the same property conveyed to 1107 Clayton Trust dated May 20, 2025, by Quitclaim Deed from David Miller, a single man dated May 20, 2025, and recorded May 20, 2025, of record in Instrument No. 20250520-0039802, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Miller, a Single Man, by Warranty Deed from Daniel G. Kee and Wife, April C. Kee dated September 19, 2023, and recorded September 21, 2023, of record in Instrument No. 20230921-0074189, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1107 Clayton Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2026.

1107 Clayton Trust dated May 20, 2025

By: _____
David Raymond Miller, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Raymond Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the 1107 Clayton Trust dated May 20, 2025, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2026.

_____
Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029